

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE:

BK. No. 18-17497 AMC

ANGIE D. VALENTIN

D/B/A UNITY INVESTMENTS, LLC

Chapter No. 13

Debtor

:

:

**THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK AS SUCCESSOR
IN INTEREST TO JPMORGAN CHASE BANK,
N.A. AS TRUSTEE FOR NOVASTAR
MORTGAGE FUNDING TRUST, SERIES 2005-
1, NOVASTAR HOME EQUITY LOAN ASSET-
BACKED CERTIFICATES, SERIES 2005-1**

:

:

:

:

:

:

:

Movant

:

v.

:

ANGIE D. VALENTIN

:

D/B/A UNITY INVESTMENTS, LLC

WILLIAM CLAUDIO

Respondents

**ORDER GRANTING RELIEF FROM THE STAY IN ORDER TO PROCEED WITH
LOAN MODIFICATION**

AND NOW, this 18th day of February, 2020, at **PHILADELPHIA**, upon Motion of **THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-1, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-1** (Movant), it is:

ORDERED, that approval and recording (if applicable) of the loan modification shall in no way constitute a violation of the automatic stay; and it is further;

ORDERED that Movant shall be permitted to communicate with the Debtor and Debtor's counsel to the extent necessary to comply with applicable non-bankruptcy law;

ORDERED that Rule 4001(a)(3) is not applicable and **THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2005-1, NOVASTAR HOME EQUITY LOAN ASSET-**

BACKED CERTIFICATES, SERIES 2005-1 may immediately enforce and implement this Order granting Relief from the Automatic Stay for the limited purpose of recording and completing the loan modification.



ASHELY M. CHAN, Bankruptcy Judge

WILLIAM C. MILLER, ESQ. (TRUSTEE)
P.O. BOX 1229
PHILADELPHIA, PA 19105

WILLIAM CLAUDIO
2137 NORTH HOPE STREET
PHILADELPHIA, PA 19122-1708

JOSEPH VACCARO, ESQUIRE
5908 TORRESDALE AVENUE
PHILADELPHIA, PA 19135

ANGIE D. VALENTIN
4519 HIGBEE STREET
PHILADELPHIA, PA 19135